

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered as an individual tract with a total 49 acre unit. There will be open bidding on this tract.

**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. on or before February 10, 2017.

**POSSESSION:** At closing. 2017 crop rights and timber rights

to be conveyed.

**REAL ESTATE TAXES:** Seller to pay taxes assessed in 2016 payable 2017 to be deducted from closing. Taxes estimated at \$1,325.04 or \$27.04/acre.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All informa-

tion contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**



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**CORPORATE HEADQUARTERS**  
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| JANUARY 2017 |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| SUN          | MON | TUE | WED | THU | FRI | SAT |
| 1            | 2   | 3   | 4   | 5   | 6   | 7   |
| 8            | 9   | 10  | 11  | 12  | 13  | 14  |
| 15           | 16  | 17  | 18  | 19  | 20  | 21  |
| 22           | 23  | 24  | 25  | 26  | 27  | 28  |
| 29           | 30  | 31  |     |     |     |     |

# LAND AUCTION 49± Acres

Fayette County, IN

# LAND AUCTION

Auction held at Fayette County Fairgrounds, 4-H Building

Fayette County, IN  
East Central Indiana  
between Connersville & Rushville

Cropland  
Woodland  
Great Recreation  
Property!

Tuesday  
January 10<sup>th</sup>  
at 6pm

ONLINE BIDDING AVAILABLE

# 49± Acres

**SCHRADER**  
Real Estate and Auction Company, Inc.  
877-747-0212

# Fayette County, IN

• 3 Miles West of Connersville

**INSPECTION DATES:**  
**Saturday, December 17<sup>th</sup>**  
**9:00 - 11:00 AM**  
**Thursday, December 22<sup>th</sup>**  
**3:00 - 5:00 PM**  
 Walk over inspection permitted at own risk.

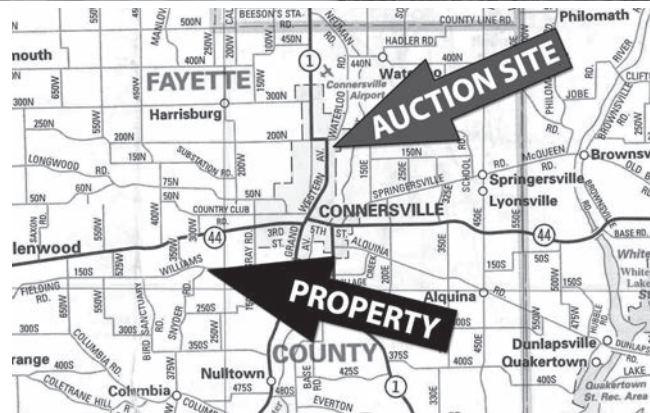
# LAND AUCTION 49± Acres

**AUCTION SITE:** Fayette County Fairgrounds, 4-H Building, 2640 Roberts Park Road, Connersville, IN. Located on Hwy. 1 and North Park Road. Turn at Dairy Queen east off Park Road then ¼ mi. directly east.

**PROPERTY LOCATION:** Corner of S. Snyder Rd. and Williams Rd. From Connersville west 3½ mi. on Hwy. 44 to Co. Rd. 350W then south to Williams Rd. then east 1/8 mi. to property on the right.

**TRACT DESCRIPTION:** All acreages are approximate. (Sec. 33 Twp. 14N R 12E).

**49± ACRES** with 30± acres of pretty woodland and 18± acres river bottom cropland. About 2,800 ft. of frontage on Williams Rd. and owning both sides of scenic Williams Creek. Fish, canoe and hunt on your own property here. Also frontage on S. Snyder Rd. Nice combination of recreational land and investment crop income. Great hunting area.



### Features

- 3 Miles West of Connersville
- 15 Miles East of Rushville
- 2 Miles South of Hwy. 44
- Timber Potential
- Hunting, Fishing & Canoeing Here
- Cropland Income

**OWNER:** William G. McDonald III

*For Information call:*

**Sales Manager: Steve Slonaker: 877-747-0212 or 765-855-2045**

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**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

